

AGENDA
ORDER OF BUSINESS

1. ROLL CALL

Commissioner Sciara absent.

2. CONSENT CALENDAR

The Commission will take action on the consent calendar in one motion. If you want to speak on a consent calendar item, or want action other than that indicated, please make your request at this time.

- a. Approval of the November 7, 2001 Synopsis

Commissioner Dunning noted a typographical error on page 5 of the agenda in the fourth paragraph from the top of the page. The words “with in” should be corrected to read within. The Commission unanimously approved the synopsis as amended (6-0-1 Sciara absent).

3. ORAL PETITIONS

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

Maria Brand addressed the Commission regarding a plaque for the Germania building City Landmark. She commented that the marker was requested in 1998, the text was approved by the Commission in 1999, and there was a fire in the building following that approval. The building is undergoing rehabilitation and she requested a report on the status of the marker. Courtney Damkroger, Historic Preservation Officer, responded that the Redevelopment Agency handles this marker program and is currently investigating the status of the marker. Ms. Damkroger noted that she would report back to the Commission on the status and the approved wording of the marker at the next meeting.

Chair Wachtel reported that the City Council designated four of five buildings proposed for Landmark status on December 4. She commented that the City Council voted against Landmark status for the Center for Performing Arts but noted that there has been strong support for historic preservation recently. Chair Wachtel also commented that four Historic Landmark Commissioners attended that meeting.

4. PUBLIC HEARINGS

- a. HL01-141. Historic Landmark designation of the Charles O'Bocks Residence located at 1645 The Alameda. Owner/Developer: Eaglecreek Associates. Council District: 6. CEQA: Exempt.

Ms. Damkroger reported that this structure merits Landmark designation for its:

Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history. Charles O. Bocks was a pioneer agriculturist in the Santa Clara Valley and was the first to introduce cherries to the valley in a large scale and later operated a major pear and prune business.

Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose in that the house is reflective of the evolution of The Alameda during the first half of the 20th Century as a major urban thoroughfare.

The Commission unanimously voted to recommend to the City Council that this structure be designated as a City Landmark (6-0-1 Sciara absent).

- b. HL01-142. Historic Landmark designation of The Clara Louse Lawrence Residence located at 1146 Randol Street. Owner/Developer: Eaglecreek Associates. Council District: 6. CEQA: Exempt.

Ms. Damkroger reported that this structure merits Landmark designation based on its

Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history in that this residence was the home of Clara Louise Lawrence who was a locally significant poet and artist.

Its embodiment of distinguishing characteristics of the Neo Classical Craftsman Bungalow architectural type or specimen.

The Commission briefly discussed a Planned Development permit they recently reviewed that included modifications to this structure and the adjacent Charles O. Bocks Residence. The Commission unanimously voted to recommend to the City Council that this structure be designated as a City Landmark (6-0-1 Sciara absent).

- c. HL01-143. Historic Landmark designation of the IBM Building located at 99 Notre Dame Avenue. Owner/Developer: Barry Swenson Builder (Green Valley Corporation). Council District: 3. CEQA: Exempt.

Ms. Damkroger reported that this structure merits Landmark designation based on

its:

Its location as a site of a significant historic event because RAMAC (Random Access Method of Accounting and Control), a new storage technology for computers, was developed within this structure.

Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history due to its association with Reynold Johnson, who led the Advanced Systems Development Division that later developed the RAMAC technology.

Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose in that the technology founded at this site is symbolic of the emerging development of Silicon Valley in the 20th Century.

Ms. Damkroger distributed a letter submitted by the property owner, Barry Swenson, in opposition to the proposed designation. Commissioner Dunning noted that several communications regarding this proposed designation incorrectly refer to the IBM Corporation as promoting the designation when the supporters are private individuals, some of whom are members of the Magnetic Disk Heritage Center.

Al Hoagland, a faculty member at Santa Clara University and member of the Magnetic Disk Heritage Center, spoke in support of the designation noting that a twenty foot display case on the history of the building will be installed in the building when it is reused as the family court. He stressed the importance of the site and commented that it is a tangible reminder of the discovery of RAMAC and how that discovery helped shape the development of San Jose. He also expressed concern that the Redevelopment Agency has this parcel listed as a potential site for a new parking garage.

William Bernard, an employee of IBM, stated that he was not representing IBM and spoke in support of the proposed designation. He commented that he is working with the family court architect to incorporate the display case into the building. He reiterated the importance of preserving the physical place in which RAMAC was discovered and suggested that a museum within the structure would be a destination and benefit the City. He also commented that if development on the site were to occur, this structure could be incorporated into the design.

The Commission discussed the importance of this building relative to the discovery of RAMAC and compared it to the Hewlett Packard garage and the innovative discoveries made there. The Commission had a discussion about individual innovation versus discovery by a large corporation. Commissioner Dunning commented that IBM in 1952 was not the huge corporation that it is today and that San Jose was the first west coast location for IBM.

Commissioner Polcyn commented that he felt the photos of the building at the nomination meeting did not accurately represent the building. He stated his belief that the building is not architecturally significant and would be a hindrance to development due to its size. Chair Wachtel commented that this building is evocative of the 1940's and 1950's and is significant as a structure built during that time period. She also emphasized that buildings could be designated solely due to a significant event.

Ms. Damkroger reported that since the San Jose Evaluation sheet was completed, the architect for the building has been identified by Charlene Duval as Donnell Jaeckle.

The Commission unanimously recommended to the City Council that this structure be designated as a City Landmark (6-0-1 Sciara absent).

5. REFERRALS TO THE COMMISSION

- a. **PDA98-01-063. PLANNED DEVELOPMENT PERMIT AMENDMENT to approve demolition of 10,000 square foot community facility and construct a new 4,186 square foot building and landscape changes. Owner/Developer: Mid-Peninsula Housing. Council District: 07. CEQA: Addendum to the Negative Declaration.**

Ms. Damkroger provided the Commission with the history of the project and an overview of the proposed amendments to the permit. She also reviewed the main points of the settlement agreement agreed to by the City and the developer. Andrea Papanastassiou, the project manager from Mid Peninsula Housing, was available to answer questions. Ms. Damkroger asked Ms. Papanastassiou about the photodocumentation of the LoCurto House required by the original permit and Ms. Papanastassiou said she would report back on that item.

Ms. Damkroger brought a sample of the shingle type proposed as the new roofing material for the Lo Curto residence. Ms. Papanastassiou noted that the roofing contractor said it would not be a problem to curve the wood shingle to create a false thatch roof appearance on the structure. She also commented that Planning staff gave her a referral for a roof consultant and she would contact them as well. The Commission asked whether or not a new fence proposed on the plans could be constructed of wrought iron. Ms. Papanastassiou said the budget for the project is running low, but if feasible she would do it. The Commission asked about a wood fence proposed to be 8 feet in height. Ms. Papanastassiou responded that they are proposing an 8-foot fence because they are trying to screen a maintenance area from the proposed grotto.

The Commission found that the plans submitted are in conformance with the requirements of the Planned Development Zoning and are appropriate mitigation for the illegal demolition of the Terrace Room and removal of ordinance size trees

without permits. The Commission voted to recommend approval of this Planned Development permit Amendment with the following recommendations:

- **Planning staff should work with the developer to ensure that the roof replacement material will be consistent with the City Landmark designation of the Lo Curto House.**
- **The proposed fencing material should be upgraded to wrought iron and if wrought iron is not feasible the fence should be designed to replicate as closely as possible a wrought iron fence.**
- **The proposed wood fence height should be reduced to 7 feet in rather than 8.**
- **Planning staff would review the final fence and roofing materials and design.**

6. GENERAL BUSINESS

- a. Discussion regarding changing a street name from Greylands Drive to Market Place.

Ms. Damkroger noted that eBay requested a street name change to better reflect their business activities. She commented that the Post Office approved the change but did not recommend it because Market Place could easily be confused with Market Street. Charlene Duval, consultant, provided an historic report on the origin of the street name which was included in Commission packets.

Commissioner Dunning stated that she felt the name Greylands Drive is historically significant because it appears to be associated with a freed African American slave who settled and owned land in the area in the mid to late 19th century.

Abe Mobley, facilities operator for eBay spoke in favor of the proposed street name change, explaining that it would be easier for people to locate the eBay site if they could get approval to change the name and also commented that eBay bought the park nearby and intends to change the name to eBay Park. The client's attorney, Brad Healey, also spoke in support of the name change and commented that he does not believe it is clear that the street was named for Henry Gray. Chair Wachtel responded that there are also associations with the Ainsley family and they also are significant to the City's agrarian history. Commissioner Polcyn commented that there is strong evidence that this was Gray's Land. It was stated that it is important to have a tangible entity to remind people of the history of the area. The Commission requested that the Duval report be provided to the Planning Commission when they hear the proposal for the name change and voted unanimously that the street name should not be changed in recognition and association with the freed slave, Henry Gray (6-0-1 Sciara absent).

7. GOOD AND WELFARE

- a. Report from the Redevelopment Agency

- 494 S. Almaden Avenue

Dolores Mellon, Redevelopment Agency staff, reported that the HLC Design Review subcommittee met with the architects to review the plans and initial impressions were positive. She also reported that the building has not been moved or sold yet.

- San Jose History Museum Update

Ms. Mellon reported that the contract for the feasibility study was extended for 60 days and she anticipates it will be completed by the end of February.

- Montgomery Hotel Update

No update.

- Twohy Building Update

Ms. Mellon reported that she anticipates the Historic Landmarks Commission will review an HP permit for minor exterior modifications to this building at the January meeting. She also reported that the Part II tax certification process is nearing completion.

- Century Center Redevelopment Area Plan and Mixed Use EIR

Ms. Mellon reported that an administrative draft EIR was submitted to the Planning Department. She noted that the final cultural resources section of that EIR was not included in that submittal.

- Design Guidelines for Downtown Commercial District

Ms. Mellon reported that she anticipates the Historic Landmarks Commission will hold a study session prior to the January meeting to discuss the Guidelines with the consultants, Page & Turnbull.

b. Report from the Secretary

- 2002 Historic Landmarks Commission meeting schedule

Ms. Damkroger distributed the schedule for 2002.

- Costa and Miller Building, 520 S First Street

Ms. Damkroger reported that Gary Schaezlein, the property owner of 520 S. First Street, spoke in support of Landmark designation for his building during the December 4 Council meeting but asked the City Council for assistance from the Redevelopment Agency regarding improvements on his block. Ms. Damkroger reported that Redevelopment Staff has been in touch with Mr. Schaezlein and that Planning staff would assist him in receiving attention from the various City Departments as necessary.

- PAC*SJ request for plaques

Ms. Damkroger reported that PAC*SJ requested plaques for River Street. She explained that plaques have been issued in the order that the structures were designated. She commented that a portion of the settlement money collected for illegal demolitions could possibly be used to have more plaques made.

- Mark's Hot Dogs

Ms. Damkroger reported that Planning staff is in touch with the Council Office and the Redevelopment Agency regarding the storm sewer requirement. Ellen Garboske commented that we should pursue this issue and support Mark's Hot Dogs because it is a designated City Landmark and a significant resource in California.

c. Report from the Subcommittees

- Civic Plaza Environmental Impact Report Issues

No update.

- Historic Preservation Guidelines Process

No update.

- Standard permit language for Historic Archeology

No update.

- St. James Park

No update.

d. Written Petitions and Communications

Sandra Paim requested that staff include an item on the January agenda so she could share information on façade easements with the Commission.

Chair Wachtel requested that staff include an item on the January agenda so the Commission could discuss the use of volunteers in surveying the Conservation Areas.

8. ADJOURNMENT

PBCE002/historic/12-5-01syn

C: Anastazia Aziz, PBCE